

EXHIBIT “A”

**CITIMORTGAGE, INC., IRAIDE PERUCHI, AND MATTHEW AND ALEXIS
FREITAS’S OBJECTION TO DEBTORS’ MOTION FOR ENTRY OF ORDER
ESTABLISHING PROCEDURES ENFORCING INJUNCTIVE PROVISIONS OF PLAN**



2008 00015544
Bk: 43095 Pg: 62 Doc: FDD
Page: 1 of 4 02/13/2008 11:02 AM

Attested hereto
Francis M. Roache
Francis M. Roache
Register of Deeds

MASSACHUSETTS FORECLOSURE DEED BY CORPORATION

GMAC Mortgage, LLC, a Limited Liability Company duly established under the laws of the State of Delaware and having its usual place of business at 1100 Virginia Drive, P.O. Box 8300, Fort Washington, PA 19034 the current holder by assignment of a mortgage from Richard J.J. Manchester to Mortgage Electronic Registration Systems, Inc. dated October 1, 2004 and recorded with the Suffolk County Registry of Deeds at Book 35650, Page 211, by the power conferred by said mortgage and every other power for TWO HUNDRED THREE THOUSAND AND 00/100 (\$203,000.00) DOLLARS paid, grants to Federal National Mortgage Association, 1900 Market Street, Suite 800, Philadelphia, PA 19103-0012, the premises conveyed by said mortgage.

The grantee is exempt from paying the Massachusetts state excise stamp tax by virtue of 12 United States Code §1452, §1723a, or §1825.

WITNESS the execution and the corporate seal of said corporation this 23 day of January, 2008.

GMAC Mortgage, LLC, by Harmon Law Offices,
P.C. under Limited Power of Attorney*

By: *Thomas J. Walsh*
Thomas J. Walsh Attorney in Fact*

*For signatory authority, please see Limited Power of Attorney recorded with the Suffolk County Registry of Deeds at Book 42124, Page 52.

Commonwealth of Massachusetts

Middlesex, ss.

January 23, 2008

On this 23 day of January 2008, before me, the undersigned notary public, personally appeared Thomas J. Walsh, proved to me through satisfactory evidence of identification, which were personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Capacity: (as Attorney in Fact)
for GMAC Mortgage, LLC, by Harmon Law Offices, P.C. under Limited Power of Attorney*

Thomas J. Walsh (Affix Seal)

Notary Signature

My commission expires: 2-14-11

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

Harmon Law Offices, P.C.
PO Box 610389
NEWTON HIGHLANDS, MA 02461-0389
/Foreclosure MA Manchester, Richard

AFFIDAVIT

I, Thomas J. Walsh, Attorney in Fact* of GMAC Mortgage, LLC make oath and say that the principal and interest obligation mentioned in the mortgage above referred to were not paid or tendered or performed when due or prior to the sale, and that GMAC Mortgage, LLC caused to be published on December 26, 2007, January 2, 2008 and January 9, 2008 in the Boston Herald, a newspaper published or by its title page purporting to be published in Boston and having a circulation therein, a notice of which the following is a true copy, (See attached Exhibit A)

I also complied with Chapter 244, Section 14 of the Massachusetts General Laws, as amended, by mailing the required notices certified mail, return receipt requested.

Pursuant to said notice at the time and place therein appointed GMAC Mortgage, LLC sold the mortgaged premises at public auction by Ed Sweeney, a duly licensed auctioneer, to GMAC Mortgage, LLC for TWO HUNDRED THREE THOUSAND AND 00/100 (\$203,000.00) DOLLARS bid by GMAC Mortgage, LLC, being the highest bid made therefor at said auction. Said bid was then assigned by GMAC Mortgage, LLC to Federal National Mortgage Association, as evidenced by assignment of bid to be recorded herewith as Exhibit 'B'.

GMAC Mortgage, LLC by Harmon Law
Offices, P.C. under Limited Power of
Attorney

By: 
Thomas J. Walsh Attorney in Fact*

*For signatory authority, please see Limited Power of Attorney recorded with the Suffolk County Registry of Deeds at Book 42124, Page 52.

Commonwealth of Massachusetts

Middlesex, ss.

January 23, 2008

On this 23 day of January 2008, before me, the undersigned notary public, personally appeared Thomas J. Walsh, proved to me through satisfactory evidence of identification, which were personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Capacity: (as Attorney in Fact)

for GMAC Mortgage, LLC by Harmon Law Offices, P.C. under Limited Power of Attorney)

Teresa L. Podhulski (Affix Seal)
Notary Signature

My commission expires: 2-14-14



EXHIBIT A

NOTICE OF MORTGAGEE'S SALE
OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain Mortgage given by Richard J. Manchester to Mortimer L. Fletcher, Jr., Registrar in Mortgages, dated October 1, 1971, and recorded with the Suffolk County Registry of Deeds at Book 15-051, Page 210, of which mortgage GMAC Mortgage, LLC is the mortgagee, for breach of the conditions of foreclosing the same will result in a sale on the 1st day of January, 1980, at 1:00 a.m. on January 1, 1980, on the premises known as Unit 204 at 302 South Street, Unit 204 (Southton), Condominium, Jamaica Plain (Boston), Suffolk County, Massachusetts, all said mortgage, the premises described in said mortgage,

TO WIT:

202 South Street, Unit #2 Jamaica Plain, MA 02130, Unit #2 Percentage Interest: 33.33% Arden, Inc. Post Office address: 302 South Street, Unit 204, Jamaica Plain, Massachusetts 02130.

The property described above in the 302 South Street Deed dated September 23, 2002 and recorded with the Suffolk County Registry of Deeds on September 24, 2002, and referenced in the provisions of G.L.C. 183A BK 55-54, P. 158.

The Unit contains the Area listed above and is subject to the plans filed with Master Deed and to which the said deed is a part and is subject to the provisions in the form provided for in G.L.C. 183A BK 55-54, P. 158.

The Unit has appurtenant thereto the said listed percentage interest in the common area as described in the Condominium, as well as the exclusive right and easement in, and parking space(s), storage room, as set forth in said Master Deed and Plan recorded therewith.

The Unit is to be used only for those purposes and uses necessary thereto permitted on the Master Deed, and for no other purposes whatsoever, and may be expressly permitted by the provisions of the 302 South Street Condominium Trust.

Any mortgagee's title to said deed recorded with the Suffolk County Registry of Deeds at Book 15-051, Page 210.

These premises will be sold and conveyed subject to and with the covenants, conditions, rights of way, restrictions, easements, covenants, and claims in the Master Deed, any and all appurtenant, easements, and any and all lower level, and any other municipal, applicable laws, and any other encumbrances of record which priority over said mortgage, having no reference to such restrictions, easements, improvements or encumbrances is made in the deed.

TERMS OF SALE:

A deposit of Five Thousand (\$5,000.00) Dollars by certified bank check will be required to be paid by the purchaser at the time and place of sale. The balance to be paid by cash at sale. The balance to be paid by certified bank check to the Suffolk County Registry of Deeds, 02458, or by mail to P.O. Box 1010, 02458, or to the Massachusetts 02451-0189.

The deed will be given on the date of recording upon receipt in full of the premises contained in the description of the property, and in the event of an error in this position.

Other terms, if any, to be announced at the sale.

GMAC MORTGAGE, LLC
Present holder of said mortgage

By its Attorney
LAW OFFICES, P.C.
150 California Street
Boston, MA 02110
200703-1428 - ONE

Dec 26, Jan 2, 9



2008 00015545
Bk: 43095 Pg: 56 Doc: A87
Page: 1 of 1 02/13/2008 11:02 AM

Attested hereto
Francis M. Roache
Francis M. Roache
Register of Deeds

EXHIBIT "B"

ASSIGNMENT OF BID

Newton, MA
Middlesex, ss.

February , 2008

For good and valuable consideration, I, Andrew S. Harmon, Attorney in Fact* of GMAC Mortgage, LLC, hereby assign GMAC Mortgage, LLC's bid and all of its right, title and interest in and to and under a Memorandum of Sale of Real Property by Auctioneer, dated January 17, 2008 in connection with premises situated at 302 South Street, Unit 2, 302 South Street Condominium, Jamaica Plain (Boston), MA 02130 which is the subject of a mortgage given by Richard J.J. Manchester to Mortgage Electronic Registration Systems, Inc. dated October 1, 2004 and recorded with Suffolk County Registry of Deeds in Book 35650, Page 211 to:

Federal National Mortgage Association
1900 Market Street, Suite 800, Philadelphia, PA 19103-0012

This Assignment is made without recourse, and subject to all terms and conditions contained in the said Memorandum of Sale, and Additional Terms, and Notices of Mortgagee's Sale of Real Estate.

By: GMAC Mortgage, LLC by Harmon Law Offices, P.C. under Limited Power of Attorney*

Andrew S. Harmon Attorney in Fact*

*For signatory authority, please see Limited Power of Attorney recorded with the Suffolk County Registry of Deeds at Book 42124, Page 52.

Middlesex, SS. Commonwealth of Massachusetts

February 11, 2008

On this 11 day of February 2008, before me, the undersigned notary public, personally appeared Andrew S. Harmon, proved to me through satisfactory evidence of identification, which were _____ personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Capacity: (as Attorney in Fact*
for GMAC Mortgage, LLC by Harmon Law Offices, P.C. under Limited Power of Attorney*)

Teresa G. Padellaro (Affix Seal)
Notary Signature

My commission expires: 2-14-11

MASSACHUSETTS FORECLOSURE DEED BY CORPORATION

GMAC Mortgage, LLC

a corporation duly established under the laws of the United States of America and having its usual place of business at 500 Enterprise Road, Suite 150, Horsham, PA 19044-0969

the current holder by assignment of a mortgage

from Marco Miranda

to Mortgage Electronic Registration Systems, Inc.



Bk: 50568 Pg: 37 Doc: FD
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dated March 1, 2004 and recorded with the Middlesex County (Southern District) Registry of Deeds at Book 42202, Page 421

, by the power conferred by said mortgage and

every other power for TWO HUNDRED FIFTY-FIVE THOUSAND NINE HUNDRED EIGHTY-SIX AND 27/100 (\$255,986.27) DOLLARS

paid, grants to Federal Home Loan Mortgage Corporation, 8250 Jones Branch Drive, Mailstop A62, McLean, VA 22102, the premises conveyed by said mortgage.

The grantee is exempt from paying the Massachusetts state excise stamp tax by virtue of 12 United States Code §1452, §1723a, or §1825.

WITNESS the execution and the corporate seal of said corporation this 27 day of November, 2007.

GMAC Mortgage, LLC.

By: Thomas J. Walsh of Harmon Law Offices, PC,
as Attorney in Fact*

*For signatory authority, please see limited power of attorney recorded with Middlesex County (Southern District) Registry of Deeds at Book 48396, Page 40.

Commonwealth of Massachusetts

Middlesex, ss.

November 27, 2007

On this 27 day of November 2007, before me, the undersigned notary public, personally appeared Thomas J. Walsh, proved to me through satisfactory evidence of identification, which were personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

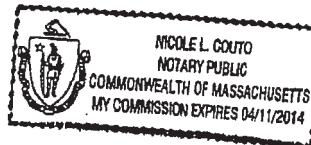
Capacity: (as of Harmon Law Offices, PC, as Attorney in Fact*

for GMAC Mortgage, LLC.)

Notary Signature

My commission expires: 4/4/11

(Affix Seal)



CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No registrar of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

AFFIDAVIT

I, Thomas J. Walsh, of Harmon Law Offices, PC, as Attorney in Fact* for GMAC Mortgage, LLC make oath and say that the principal and interest obligation mentioned in the mortgage above referred to were not paid or tendered or performed when due or prior to the sale, and that GMAC Mortgage, LLC caused to be published on August 1, 2007, August 8, 2007 and August 15, 2007 in the MetroWest Daily News, a newspaper published or by its title page purporting to be published in Needham, there being no newspaper published in Framingham and the MetroWest Daily News having a general circulation in Framingham, a notice of which the following is a true copy, (See attached Exhibit A)

I also complied with Chapter 244, Section 14 of the Massachusetts General Laws, as amended, by mailing the required notices certified mail, return receipt requested.

Pursuant to said notice at the time and place therein appointed GMAC Mortgage, LLC sold the mortgaged premises at public auction by Steven Calheta, a duly licensed auctioneer, to GMAC Mortgage, LLC for TWO HUNDRED FIFTY-FIVE THOUSAND NINE HUNDRED EIGHTY-SIX AND 27/100 (\$255,986.27) DOLLARS bid by GMAC Mortgage, LLC, being the highest bid made therefor at said auction. Said bid was then assigned by GMAC Mortgage, LLC to Federal Home Loan Mortgage Corporation, as evidenced by assignment of bid to be recorded herewith as Exhibit 'B'.

GMAC Mortgage, LLC

By:

Thomas J. Walsh of Harmon Law Offices,
PC, as Attorney in Fact*

*For signatory authority, please see limited power of attorney recorded with Middlesex County (Southern District) Registry of Deeds at Book 48396, Page 40.

Commonwealth of Massachusetts

Middlesex, ss.

November 29, 2007

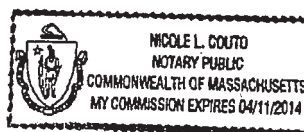
On this 29 day of November 2007, before me, the undersigned notary public, personally appeared Thomas J. Walsh, proved to me through satisfactory evidence of identification, which were personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Capacity: (as of Harmon Law Offices, PC, as Attorney in Fact*for GMAC Mortgage, LLC)

Notary Signature

(Affix Seal)

My commission expires:

4/11/14

47

EXHIBIT A

29 WILSON AVENUE & 38 VICTORY ROAD
LEGAL NOTICE
NOTICE OF MORTGAGE SALE
OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Marco Miranda to Mortgage Electronic Registration Systems, Inc., dated March 1, 2004 and recorded with the Middlesex County (Southern District) Registry of Deeds at Book 42202, Page 421, of which mortgage GMAC Mortgage, LLC is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 12:00 p.m. on August 23, 2007, on the mortgaged premises located at 29 Wilson Avenue and 38 Victory Road, Framingham, Middlesex County, Massachusetts, all and singular the premises described in said mortgage.

TOWN:

The land in Framingham, Middlesex County, Massachusetts, with the buildings thereon, consisting of two parcels, bounded and described as follows:

PARCEL 1: The land in said Framingham, with the buildings thereon, bounded and described as follows:

NORTHEASTERLY by Wilton Avenue described on the Plan hereinafter referred to as President Avenue, there measuring 50 feet;

SOUTHEASTERLY by Lot 75 as shown on said Plan, there measuring 115.5 feet;

SOUTHWESTERLY by land of Owners unknown, there measuring 50 feet; and

NORTHERLY by Lot 74 as shown on said Plan, there measuring 112.8 feet.

The granted premises are shown as Lot numbered 75 on "Plan on Victory Park, Framingham, Mass.," recorded with Middlesex South District Registry of Deeds in Book of Plans 265, Plan 19.

PARCEL 2: Land located on the northerly side of Victory Street in said Framingham being shown as Lot 38 on Plan entitled "Plan of Lots Owned by Charles A. Bauer, Framingham, Mass., Scale 1" = 50', June, 1923 Hulme Engineering Service, Framingham, Mass.," which Plan is recorded with said Deeds in Book of Plans, Plan 35.

Victory Street, a public way in the Town of Framingham, is shown as proposed Street D on said Plan.

Prior deeds incorrectly refer to Lot 38 as being recorded in Book of Plans 360, Plan 15. The correct reference is Book of Plans 360, Plan 29.

For title see deed recorded at Book 40523 Page 197.

For mortgagors' title see deed recorded with Middlesex County (Southern District) Registry of Deeds in Book 40523, Page 197.

These premises will be sold and conveyed subject to and with the benefit of all rights, rights of way, restrictions, easements, covenants, liens or claims in the nature of liens, improvements, public assessments, any and all unpaid taxes, tax liens, tax liens, water and sewer liens and any other municipal assessments or liens or existing encumbrances of record which are in force and are applicable, having priority over said mortgage, whether or not reference to such restrictions, easements, improvements, liens or encumbrances is made in the deed.

TERMS OF SALE:

A deposit of Five Thousand (\$5,000.00) Dollars by certified or bank check will be required to be paid by the purchaser at the time and place of sale. The balance is to be paid by certified or bank check at Harmon Law Offices, P.C., 150 California Street, Newton, Massachusetts 02458, or by mail to P.O. Box 610389, Newton Highlands, Massachusetts 02461-0389, within thirty (30) days from the date of sale. Deed will be provided to purchaser for recording upon receipt in full of the purchase price. The description of the premises contained in said mortgage shall control in the event of an error in this publication.

Other terms, if any, to be announced at the sale.

GMAC MORTGAGE, LLC
Present holder of said mortgage

By its Attorneys,
HARMON LAW OFFICES, P.C.
150 California Street
Newton, MA 02458
(617) 558-0500
200708-0525-ELU

AD#11400705
MWDN 8/1, 8/8, 8/15/07

43

EXHIBIT "B"

ASSIGNMENT OF BID

Newton, MA

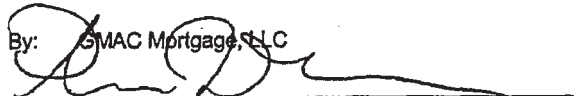
November , 2007

Middlesex, ss.

For good and valuable consideration, I, Thomas J. Walsh of Harmon Law Offices, PC, as Attorney in Fact* for GMAC Mortgage, LLC, hereby assign GMAC Mortgage, LLC's bid and all of its right, title and interest in and to and under a Memorandum of Sale of Real Property by Auctioneer, dated August 23, 2007 in connection with premises situated at 29 Wilson Avenue, Framingham, MA 01702 which is the subject of a mortgage given by Marco Miranda to Mortgage Electronic Registration Systems, Inc. dated March 1, 2004 and recorded with Middlesex County (Southern District) Registry of Deeds in Book 42202, Page 421 to:

Federal Home Loan Mortgage Corporation
8250 Jones Branch Drive, Mailstop A62, McLean, VA 22102

This Assignment is made without recourse, and subject to all terms and conditions contained in the said Memorandum of Sale, and Additional Terms, and Notices of Mortgagee's Sale of Real Estate.

By: GMAC Mortgage, LLC

Thomas J. Walsh of Harmon Law Offices, PC, as Attorney in Fact*

*For signatory authority, please see limited power of attorney recorded with Middlesex County (Southern District) Registry of Deeds at Book 48396, Page 40.

Commonwealth of Massachusetts


Middlesex, SS.

November 27, 2007

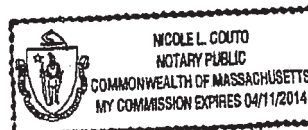
On this 27 day of November 2007, before me, the undersigned notary public, personally appeared Thomas J. Walsh, proved to me through satisfactory evidence of identification, which were personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Capacity: (as of Harmon Law Offices, PC, as Attorney in Fact*

for GMAC Mortgage, LLC)

 (Affix Seal)
Notary Signature

My commission expires: 4/10/14




Eugene C. Burns
Notary Middlesex S. Register 200706-0525

44

BK 17260 PG 27
01/15/08 09:22 1534
PAGE 1 OF 3

GMAC Mortgage, LLC

a corporation duly established under the laws of the State of Delaware and having its usual place of business at 1100 Virginia Drive, P.O. Box 8300, Fort Washington, PA 19034

the current holder by assignment of a mortgage

from Gregory Tetreault

to Mortgage Electronic Registration Systems, Inc.

dated December 10, 2004 and recorded with the Bristol County (Northern District) Registry of Deeds at Book 14350, Page 259

, by the power conferred by said mortgage and

every other power for TWO HUNDRED FORTY-THREE THOUSAND ONE HUNDRED AND 00/100 (\$243,100.00) DOLLARS

paid, grants to David R. Araujo and Vanessa Araujo of 325 Greenwood Avenue, Seekonk, MA 02771, to hold as tenants by the entirety as husband and wife the premises conveyed by said mortgage.

WITNESS the execution and the corporate seal of said corporation this 20th day of November, 2007.

GMAC Mortgage, LLC

By:

Thomas J. Walsh of Harmon Law Offices, PC, as Attorney in Fact*

*For signatory authority, please see Limited Power of Attorney recorded in the Bristol County (Northern District) Registry of Deeds at Book 16945, Page 250.

Commonwealth of Massachusetts

Middlesex, ss.

November 20, 2007

On this 20 day of November, 2007, before me, the undersigned notary public, personally appeared Thomas J. Walsh, proved to me through satisfactory evidence of identification, which were personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Capacity: (as Harmon Law Offices, PC, as Attorney in Fact*

for GMAC Mortgage, LLC)

Thomas J. Podhubs

INTON
REG &
POL. NR
11/15/07
225

\$1.02

\$1.02



Property Address: 43 Sanders Avenue, Seekonk, MA 02771

Notary Signature

My commission expires: 2-14-2014

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CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

200705-0556

FCL

/Foreclosure Deed M/V Tetreault, Gregory

AFFIDAVIT

I, Thomas J. Walsh, of Harmon Law Offices, PC, as Attorney in Fact*

of GMAC Mortgage, LLC make oath and say that the principal and interest obligation mentioned in the mortgage above referred to were not paid or tendered or performed when due or prior to the sale, and that GMAC Mortgage, LLC caused to be published on August 8, 2007, August 15, 2007 and August 22, 2007 in the Sun Chronicle, a newspaper published or by its title page purporting to be published in Attleboro, there being no newspaper published in Seekonk and the Sun Chronicle having a circulation therein, a notice of which the following is a true copy, (See attached Exhibit A)

I also complied with Chapter 244, Section 14 of the Massachusetts General Laws, as amended, by mailing the required notices certified mail, return receipt requested.

Pursuant to said notice at the time and place therein appointed the sale was postponed by public proclamation to September 21, 2007 at 2:00 p.m., upon the mortgaged premises, at which time and place upon the mortgaged premises, the sale was postponed by public proclamation to October 5, 2007 at 2:00 p.m., upon the mortgaged premises, at which time and place upon the mortgaged premises, GMAC Mortgage, LLC sold the mortgaged premises at public auction by Charles F. Cawley, a duly licensed auctioneer, to David R. Araujo, 325 Greenwood Avenue, Seekonk, MA 02771 above named for TWO HUNDRED FORTY-THREE THOUSAND ONE HUNDRED AND 00/100 (\$243,100.00) DOLLARS bid by David R. Araujo, 325 Greenwood Avenue, Seekonk, MA 02771 being the highest bid made therefor at said auction. Said bid was then assigned by David R. Araujo to David R. Araujo and Vanessa Araujo, 325 Greenwood Avenue, Seekonk, MA 02771.

GMAC Mortgage, LLC

By:

Thomas J. Walsh of Harmon Law Offices,
PC, as Attorney in Fact*

*For signatory authority, please see Limited Power of Attorney recorded in the Bristol County (Northern District) Registry of Deeds at Book 16945, Page 250.

Middlesex, ss.

November 20, 2007

On this 20 day of November 2007, before me, the undersigned notary public, personally appeared Thomas J. Walsh, proved to me through satisfactory evidence of identification, which were personal knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Capacity: (as Harmon Law Offices, PC, as Attorney in Fact*

for GMAC Mortgage, LLC)

Jessica L. Podkulska

(Affix Seal)

Notary Signature

My commission expires: 2-14-2014



EXHIBIT A

200705-0556Tetreault
**NOTICE OF
MORTGAGEE'S
SALE OF REAL ESTATE**
By virtue and in execution
of the Power of Sale
contained in a certain
mortgage given by Gregory
Tetreault to GMAC Mortgage
Electronic Registration
Systems, Inc. dated
December 10, 2004, and
recorded with the Bristol
County (Northern District)
Registry of Deeds at Book
14350, Page 258, of which
mortgage GMAC Mortgage,
LLC is the present holder,
for breach of the conditions
of said mortgage and for the
purpose of foreclosing, the
same will be sold at Public
Auction at 2:00 p.m. on
August 30, 2007, on the
mortgaged premises located
at 43 Sanders Avenue,
Seekonk, Bristol County,
Massachusetts, all and
singular the premises
described in said mortgage.
TO WIT:
That certain lot of land,
together with all the
buildings and other
improvements thereon,
situated on the

covenants, liens or claims in
the nature of public
improvements, and all
assessments, taxes and
unpaid taxes, taxes, tax
liens, water and sewer liens,
and any other municipal
assessments or liens or
existing encumbrances of
record which are in force
and are applicable having
priority over said mortgage,
whether or not reference to
such assessments, taxes,
assessments, improvements,
liens or encumbrances is
made in the deed.
TERMS OF SALE:
A deposit of Five
Thousand (\$5,000.00)
Dollars by certified or bank
check will be required to be
paid by the purchaser at the
time and place of sale. The
balance is to be paid by
certified or bank check at
Harmon Law Offices, P.C.,
150 California Street,
Newton, Massachusetts
02458, or by mail to P.O.
Box 1610389, Newton
Highlands, Massachusetts
02461-0389, within thirty
(30) days from the date of
sale. Deed will be provided
to purchaser for recording

Southwesterly 1/4 of
 Sanders Avenue, in the
 Town of Seekonk, Bristol
 County, Commonwealth of
 Massachusetts, laid out and
 designated as Lot No. 21
 (twenty-one) on a plat
 entitled, "LINDBERG PLAT,
 NO. 3, SEEKONK, MASS.,
 BELONGING TO IDA
 LINDBERG, MADE IN
 CONJUNCTION WITH
 LINDBERG PLATS #1 & #2
 BY DONALD R. CARR
 NOV. 1951 SCALE 50'=1",
 which said plat is recorded
 with the Bristol County
 Northern District Registry of
 Deeds in Book 10298, Page
 52 at Page 21.
 For mortgagor's title see
 deed recorded with Bristol
 County (Northern District)
 Registry of Deeds in Book
 10298, Page 306.
 These premises will be
 sold and conveyed subject
 to and with the benefit of all
 rights, rights of way,
 restrictions, easements,
 or other interests of record
 upon record in the
 public records. The
 description of the premises
 contained in said mortgage
 shall control in the event of
 an error in this publication.
 Other terms, if any, to be
 announced at the sale.
 GMAC MORTGAGE, LLC
 Present holder of said
 mortgage.
 By its Attorneys,
 HARMON LAW
 OFFICES, P.C.
 150 California Street
 Newton, MA 02459
 (617) 658-0500
 200705-0556 OBE
 8.8.8.15.8.22

MASSACHUSETTS
 REGISTRY OF DEEDS

MASSACHUSETTS
 REGISTRY OF DEEDS